

*Jackra H&B
Villa de Paz H&B
Vista Grande H&B
Westside Coalition*

City of Albuquerque



DEVELOPMENT/ PLAN REVIEW APPLICATION

Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
- ☐ Minor subdivision action
- ☐ Vacation
- ☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
- ☒ for Building Permit
- ☐ Administrative Amendment/Approval (AA)
- ☐ IP Master Development Plan
- ☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z

ZONING & PLANNING

- ☐ Annexation
- ☒ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
- ☒ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

V

P

D

L

A

APPEAL / PROTEST of...

- ☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): Dekker/Perich/Sabatini/Tim Trujillo PHONE: 761-9700
ADDRESS: 7601 Jefferson NE Ste 100 FAX: _____
CITY: Albuquerque STATE NM ZIP 87109 E-MAIL: tim@dpdesign.org

APPLICANT: _____ PHONE: _____
ADDRESS: _____ FAX: _____
CITY: _____ STATE _____ ZIP _____ E-MAIL: _____
Proprietary interest in site: _____ List all owners: _____

DESCRIPTION OF REQUEST:

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes. ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. See attachment Block: _____ Unit: _____
Subdiv/Addn/TBKA: _____
Existing Zoning: _____ Proposed zoning: _____ MRGCD Map No _____
Zone Atlas page(s): _____ UPC Code: _____

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX-, Z-, V-, S-, etc.): 7-97-93/5080-3-S, SD-80-3, DRB-98-23, AX-80-26, DRB-99-237, 7-80-122, 7-99-70, DRB-95-256, V-87-123, 7-94-103

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? ☐ No 1005357, 1007015, 1000308 DRB-95-257
No. of existing lots: 1 No. of proposed lots: 3 Total site area (acres): 57
LOCATION OF PROPERTY BY STREETS: On or Near: St. Josephs
Between: Coors Blvd and Atrisco

Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☒ Review Date: 4-17-12

SIGNATURE Tim Trujillo DATE 6/27/12
(Print Name) Tim Trujillo Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 4/2012

- ☒ INTERNAL ROUTING
- ☒ All checklists are complete
- ☒ All fees have been collected
- ☒ All case #s are assigned
- ☐ AGIS copy has been sent
- ☐ Case history #s are listed
- ☐ Site is within 1000ft of a landfill
- ☐ F.H.D.P. density bonus
- ☐ F.H.D.P. fee rebate

Application case numbers
12EPC. 40039

Action

S.F.

Fees

AOV
LMF

12EPC. 40040
12EPC. 40041
12EPC. 40042

Hearing date August 9, 2012

\$ 75.00
\$ 50.00
\$ 1255.00
\$ 385.00
Total 385.00
\$2150.00

6-28-12
Staff signature & Date

Project # 1005357

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☒ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** Maximum Size: 24" x 36"
- ☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 - ☒ Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) clearly outlined
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ Sign Posting Agreement
 - ☒ Traffic Impact Study (TIS) form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** Maximum Size: 24" x 36"
- ☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**
- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 - ☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 - ☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
(Folded to fit into an 8.5" by 14" pocket.) **20 copies**
 - ☒ Site Plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - ☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
 - ☒ Letter briefly describing, explaining, and justifying the request
 - ☒ Letter of authorization from the property owner if application is submitted by an agent
 - ☒ Office of Community & Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
 - ☒ Sign Posting Agreement
 - ☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
 - ☒ Traffic Impact Study (TIS) form with required signature
 - ☒ Fee (see schedule)
 - ☒ List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 - Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 - Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 - Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 - Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 - Registered engineer or architect's stamp on the Site Development Plans
 - Office of Community & Neighborhood Coordination Inquiry response as above based on ¼ mile radius
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** Maximum Size: 24" x 36"
- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**
- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 - DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 - Site plans and related drawings reduced to 8.5" x 11" format (1 copy)
 - Zone Atlas map with the entire property(ies) clearly outlined
 - Letter briefly describing, explaining, and justifying the request
 - Letter of authorization from the property owner if application is submitted by an agent
 - Office of Community & Neighborhood Coordination Inquiry response, notifying letter, certified mail receipts
 - Sign Posting Agreement
 - Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 - Traffic Impact Study (TIS) form with required signature
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

WILLIAM GLEASON
Applicant name (print)
Will G 6-27-12
Applicant signature / date



Form revised November 2010

- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
12 - EPC - 40041
12 - EPC - 40042

[Signature] 6-28-12
Planner signature / date
Project #: 100535

FORM Z: ZONE CODE TEXT & MAP AMENDMENTS, PLAN APPROVALS & AMENDMENTS

☐ **ANNEXATION (EPC08)**

- Application for zone map amendment including those submittal requirements (see below).
Annexation and establishment of zoning must be applied for simultaneously.
 - Petition for Annexation Form and necessary attachments
 - Zone Atlas map with the entire property(ies) clearly outlined and indicated
NOTE: The Zone Atlas must show that the site is in County jurisdiction, but is contiguous to City limits.
 - Letter describing, explaining, and justifying the request
NOTE: Justifications must adhere to the policies contained in "Resolution 54-1990"
 - Letter of authorization from the property owner if application is submitted by an agent
 - Board of County Commissioners (BCC) Notice of Decision
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - Sign Posting Agreement form
 - Traffic Impact Study (TIS) form
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

- ☐ **SDP PHASE I - DRB CONCEPTUAL PLAN REVIEW (DRBPH1)** (Unadvertised)
- ☐ **SDP PHASE II - EPC FINAL REVIEW & APPROVAL (EPC14)** (Public Hearing)
- ☐ **SDP PHASE II - DRB FINAL SIGN-OFF (DRBPH2)** (Unadvertised)

- Copy of findings from required pre-application meeting (needed for the DRB conceptual plan review only)
 - Proposed Sector Plan (30 copies for EPC, 6 copies for DRB)
 - Zone Atlas map with the entire plan area clearly outlined and indicated
 - Letter describing, explaining, and justifying the request
 - Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for EPC public hearing only)
 - Traffic Impact Study (TIS) form (for EPC public hearing only)
 - Fee for EPC final approval only (see schedule)
 - List any original and/or related file numbers on the cover application
- Refer to the schedules for the dates, times and places of DRB and EPC hearings.*

Your attendance is required.

☒ **AMENDMENT TO ZONE MAP - ESTABLISHMENT OF ZONING OR ZONE CHANGE (EPC05)**

- ✓ Zone Atlas map with the entire property clearly outlined and indicated
 - ✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980.
 - ✓ Letter of authorization from the property owner if application is submitted by an agent
 - ✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts
 - ✓ Sign Posting Agreement form
 - ✓ Traffic Impact Study (TIS) form
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

☒ **AMENDED TO SECTOR DEVELOPMENT MAP (EPC03)**

☐ **AMENDMENT SECTOR DEVELOPMENT, AREA, FACILITY, OR COMPREHENSIVE PLAN (EPC04)**

- ✓ Proposed Amendment referenced to the materials in the Plan being amended (text and/or map)
 - ✓ Plan to be amended with materials to be changed noted and marked
 - ✓ Zone Atlas map with the entire plan/amendment area clearly outlined
 - ✓ Letter of authorization from the property owner if application is submitted by an agent (map change only)
 - ✓ Letter describing, explaining, and justifying the request pursuant to Resolution 270-1980 (Sector Plan map change only)
 - ✓ Letter briefly describing, explaining, and justifying the request
 - ✓ Office of Neighborhood Coordination (ONC) inquiry response form, notification letter(s), certified mail receipts (for sector plans only)
 - Traffic Impact Study (TIS) form
 - Sign Posting Agreement
 - ✓ Fee (see schedule)
 - ✓ List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

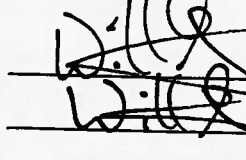
Your attendance is required.

☐ **AMENDMENT TO ZONING CODE OR SUBDIVISION REGULATORY TEXT (EPC07)**

- Amendment referenced to the sections of the Zone Code/Subdivision Regulations being amended
 - Sections of the Zone Code/Subdivision Regulations to be amended with text to be changed noted and marked
 - Letter describing, explaining, and justifying the request
 - Fee (see schedule)
 - List any original and/or related file numbers on the cover application
- EPC hearings are approximately 7 weeks after the filing deadline.*

Your attendance is required.

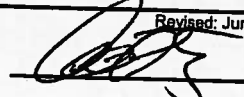
I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

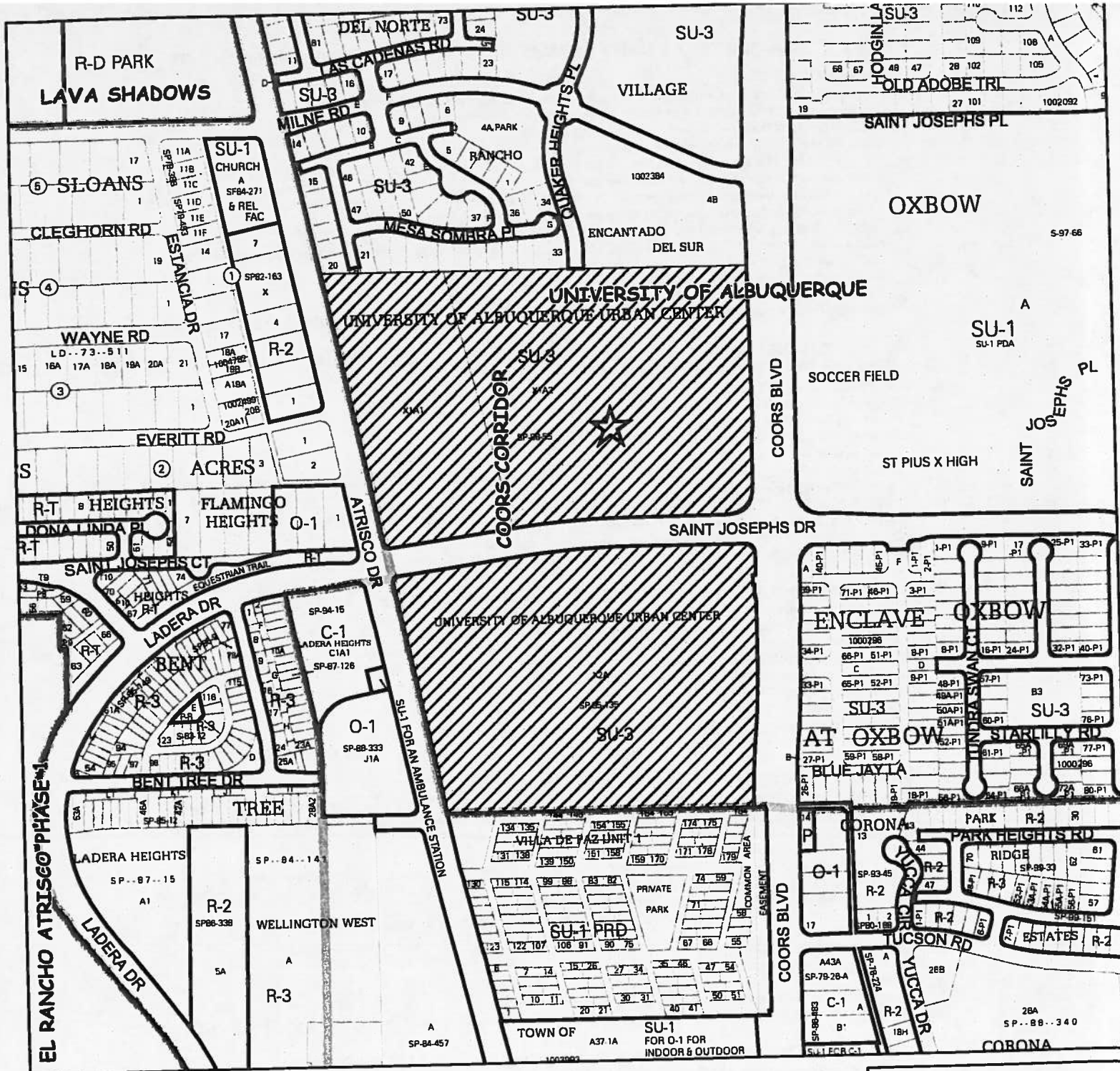
 **WILL GLEASON**
Applicant name (print)
6-27-12
Applicant signature & Date



- ☒ Checklists complete
- ☒ Fees collected
- ☒ Case #s assigned
- ☒ Related #s listed

Application case numbers
12 EPC - 40039
12 EPC - 40040

Revised: June 2011
 6-28-12
Staff signature & Date
Project # 1005357



ZONING MAP

Note: Gray shading
indicates County.

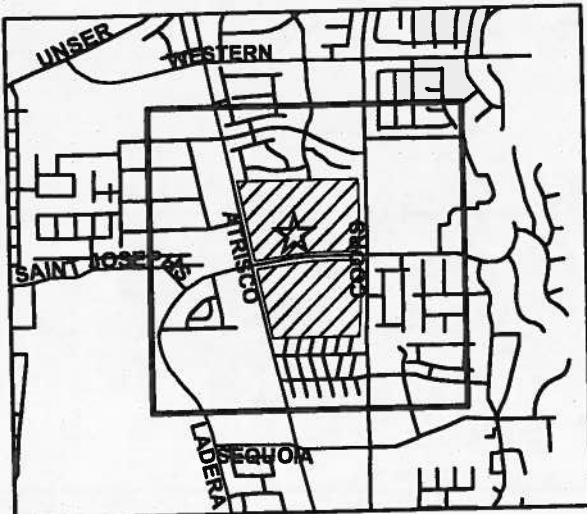


1 inch = 500 feet

Project Number:
1005357

Hearing Date:
AUGUST 9, 2012

Zone Map Page: G-11
Additional Case Numbers:
12EPC 40039



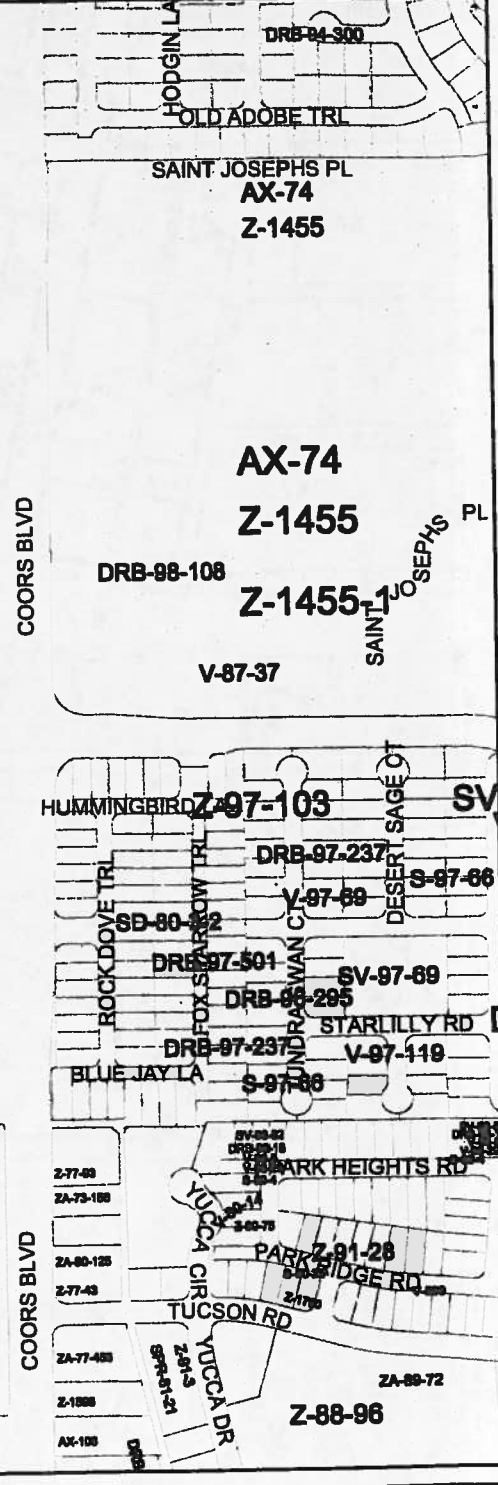


Note: Grey shading indicates County.

AGRI Agricultural
COMM Commercial - Retail
DRNG Drainage
MFG Manufacturing or Mining
MULT Multi-Family or Group Home
OFF Office
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



Project Number:
1005357
Hearing Date:
AUGUST 9, 2012
Zone Map Page: G-11
Additional Case Numbers:
12EPC 40039



Note: Grey shading indicates County.



1 inch = 500 feet

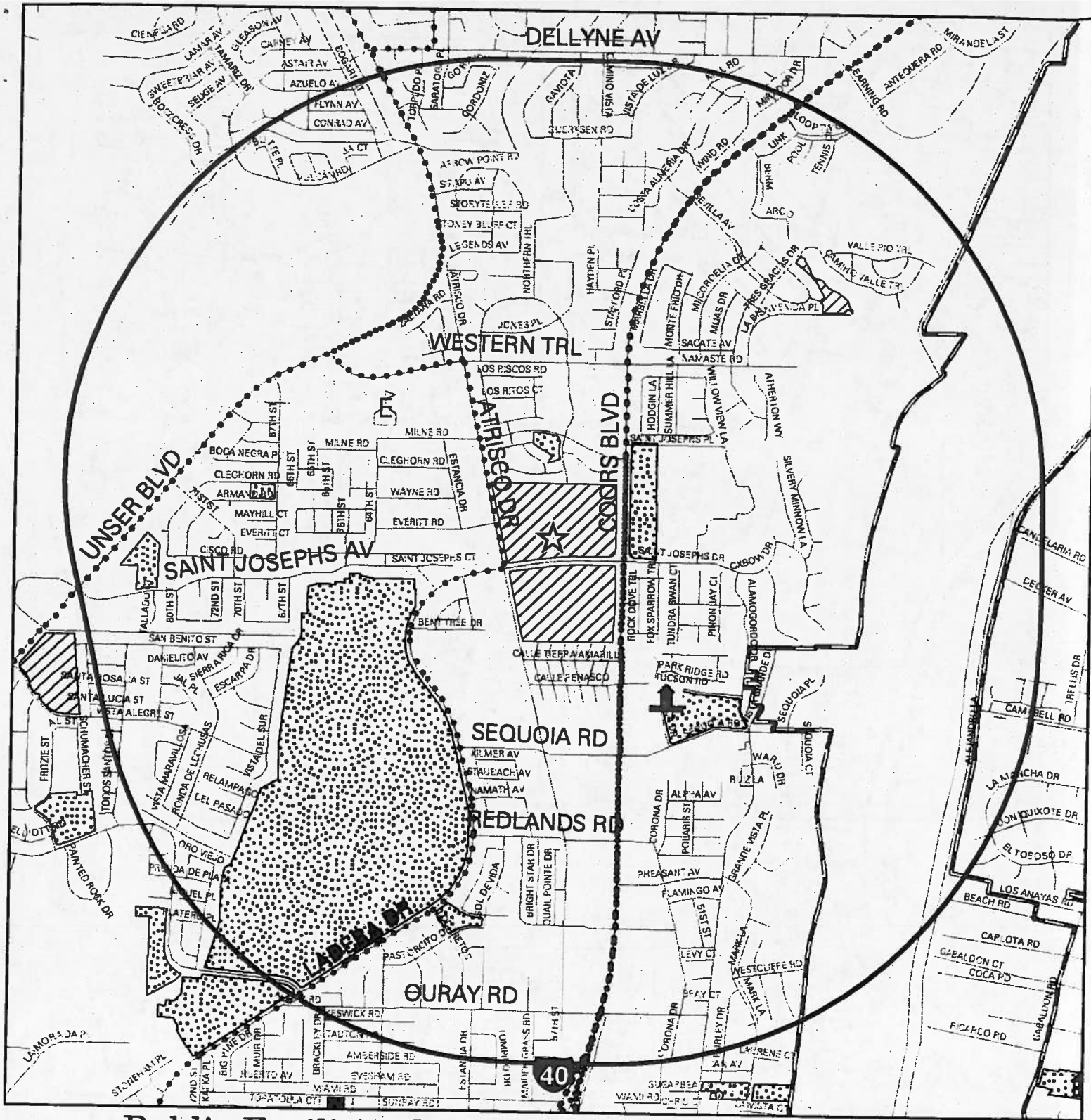
Project Number:
1005357

Hearing Date:

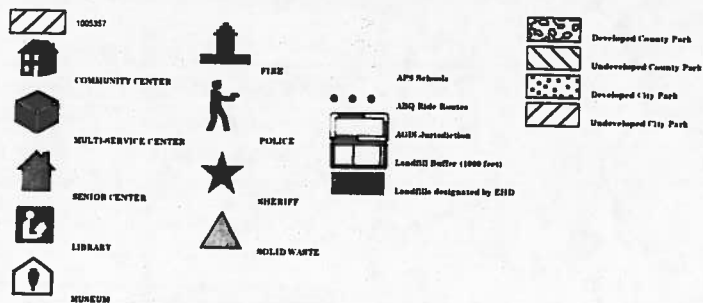
AUGUST 9, 2012

Zone Map Page: G-11

Additional Case Numbers:
12EPC 40039



Public Facilities Map with One-Mile Site Buffer



Project Number: 1005357

0 0.5 1 Miles

June 28, 2012

 **Dekker/Perich/Sabatini**

Mr. Doug Peterson
Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Oxbow Town Center
Parcel B, University of Albuquerque Urban Center
Albuquerque, New Mexico, containing approximately 57 acres
Request for an Amendment to the University of Albuquerque Sector Plan and zone map
amendment to change the zoning on Parcel B

Dear Mr. Peterson:

This letter is a request for approval of a Zone Map and Sector Plan Amendment from SU-3 for C-2 and O-1 Uses to SU-3 for R-3 and C-2 uses. The proposed 21.22 acre site at the northwest corner of Coors Boulevard and St. Joseph's Drive is part of Tract X1A2 as shown on Zone Atlas Page G-11-Z. The site is bordered by a ten acre church site on the west, single family residential on the north, and vacant land on the south.

A larger Site Plan for Subdivision that covered 48 acres on both sides of St. Joseph's Drive was submitted to the City in 2007. At the time, the entire 48-acre site was anticipated to be developed for regional commercial and office uses. This application went through EPC and DRB but did not receive final sign-off; the Site Plan for Subdivision was not "perfected" and the final plat was not approved. The zoning request that accompanied the 2007 submittal was recommended for approval by the EPC (Notice of Decision dated April 27, 2007, and approved at City Council (R-2007-112)). This current re-zoning request is essentially a request to revert to the prior mixed-use zoning designation that allowed residential uses on the property.

Since the last EPC/DRB actions on this property, the market for retail development has changed considerably. The demand for new retail space has dropped and the demand for new office has all but disappeared. The primary justification for removing residential uses, the overcrowding condition of public schools in the area, has abated considerably. With the construction of new schools on the west side, Albuquerque Public Schools have "caught up" to the overcrowding condition.

The owners of the property have an offer from a reputable multi-family developer to create approximately 150 units of senior housing and 224 units of affordable, high quality apartments on the north side of St. Josephs. But this will require a zone change, essentially reverting to the zoning that was in place prior to the 2007 rezoning action.

The proposed site plan has been developed in coordination with the larger proposed development in the area. Quaker Heights Rd. would connect to the north of the site and the intersection at St. Joseph's Drive would be designed to accommodate a future signalized intersection. Access off of Coors is not needed for this phase of work but a future connection point along Coors is integrated into the site plan.

Justification Letter for Oxbow Town Center

June 28, 2012

Page 1 of 6

■ ■ ■
architecture
interiors
landscape
planning
engineering

The site is zoned and controlled by the University of Albuquerque Sector Development Plan. The University of Albuquerque Sector Development Plan was originally intended to guide development of a new urban center on the west side, centered around the University of Albuquerque. This higher education facility never came to fruition and the owners of the property focused on creating the Oxbow residential development on the east side of Coors and reserved land on the west side of Coors for commercial and multi-family uses. Prior to the 2007 EPC actions, the land was zoned SU-3 for Mixed Uses described as follows: *"A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac; the balance of the property is to be developed as C-2 Commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint park and ride facility (ten acres or less)."* Since the existing zoning language covers the entire 57-acre tract (Parcel B in the University of Albuquerque Sector Plan) this request for a Sector Plan and zone map amendment addresses the same area. This rezoning request will be more specific about pegging uses to specific portions of Parcel B. For instance, the existing church on the western portion of Parcel B will be zoned SU-3 for Church-related uses. The proposed residential area will be designated as SU-3 for R-3 uses and the remainder of the land will be zoned SU-3 for C-2 and O-1 uses.

In April 2007 the EPC voted to recommend approval to amend the University of Albuquerque Sector Plan and change the zoning on Parcels A and B (Tracts X1A1, X1A2, X2A) from "SU-3 for Mixed Uses - A minimum of approximately 30 acres within Tracts A and B shall be developed as apartments (R-3) at 24-30 du/ac; the balance of the property is to be developed as C-2 Commercial or (O-1) office (approximately 19 acres); and church and related uses; residential uses (R-3) at 24-30 du/ac and/or joint park and ride facility (ten acres or less)" to "SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 17 acres shall be developed for office (O-1), the balance of the property is to be developed as (C-2) commercial or (O-1) office (approximately 30 acres). Essentially, the applicant is requesting to reverse this zoning for a portion of Parcel B and rezoning and revert to the Mixed Use definition that allows residential (R-3) uses.

We are requesting that the language in the University of Albuquerque Sector Plan that was amended in 2007 be changed to the following. *SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 15 acres shall be developed for R-3 and the balance of the property is to be developed as (C-2) commercial or (O-1) office.* This sector plan amendment would be accompanied by a zone map amendment reflecting the same zoning changes and corresponding to the accompanying replatting actions. The R-3 designation would be applied to two new tracts that are now part of Tract X1A2.

The proposed zone change conforms to the requirements of R-270-1980 and will further the health, safety, and general welfare of the City. The next section of this letter lays out the justification for the Zone Map Amendment and conformance with the requirements of R-270-1980 and other applicable City plans and policies. Responses showing how the proposed zoning conforms to City policies are noted in *italics*.

Resolution 270-1980: Policies for a Zone Map Amendment Change Application

Policy A: Proposed zone change must be found to be consistent with the health, safety, morals, and general welfare of the City.

The proposed zone change will contribute to the health, safety, and welfare of the City and the surrounding community by activating what is now vacant land along one of the City's most heavily travelled corridors. The zone change will encourage development of affordable, high quality residential units for both families and senior citizens in close proximity to an enhanced transit corridor.

Policy B: Stability of land use and zoning is desirable; therefore, the applicant must provide a sound justification for the zone change. The burden is on the applicant to show why the change should be made, not on the City to show why the change should not be made.

This proposed zone change furthers the general welfare of the City by developing both residential and future commercial along an established corridor. The proposed uses are consistent with surrounding uses that are predominately residential and commercial. The character of the proposed development will be coordinated with the larger Oxbow area development.

Policy C: Proposed zone change shall not be in significant conflict with adopted elements of the Comprehensive Plan or other City master plans and amendments thereto including privately developed area plans, which have been adopted by the City.

The proposed zone change is consistent with the Goals and Policies of the City of Albuquerque/Bernalillo County Comprehensive Plan, and supports the University of Albuquerque Sector Plan and the Westside Strategic Plan.

Albuquerque/Bernalillo County Comprehensive Plan

The proposed site is within the Established Urban Area of the Albuquerque/Bernalillo County Comprehensive Plan (Comprehensive Plan) and within the designated Coors/St. Joseph's Community Activity Center per the Westside Strategic Plan.

Land Use

Policy II.B.5e: New growth shall be accommodated through development in areas where vacant land is contiguous to programmed urban facilities and services and where the integrity of existing neighborhood services can be ensured.

The site is currently vacant and contiguous to existing City infrastructure. Development of this parcel would help revitalize an area that is designated as a Community Activity Center. The request for a zone change furthers the City's goal of accommodating development on vacant lands.

Policy II.B.5d: The location, intensity, and design of new development shall respect existing neighborhood values, natural environmental conditions and carrying capacities, scenic resources, and resources of other social, cultural, recreational concern.

This zone change will have a positive impact on the neighboring businesses and residential neighborhoods. The proposed design standards for the area are intended to perpetuate the distinct Campus Mission Style architecture that characterizes St. Pius High School and the Oxbow residential area on the east side of Coors.

Policy II.B.5h: High Density housing is most appropriate in the following situations:

- In designated Activity Centers
- In areas with excellent access to the major street network

- In areas where a mixed density pattern is already established by zoning or use, where it is compatible with existing area land uses and where infrastructure is or will be available.

The proposed site is designated as a Community Activity Center that allows for medium density residential and senior housing. With its proximity to Coors Boulevard, the site has excellent access to major transportation infrastructure. The University of Albuquerque Sector Plan designates Mixed Use for virtually all of the land within the boundaries of the sector plan.

Policy II.B.5k: Land adjacent to arterial streets shall be planned to minimize harmful effects of traffic; livability and safety of established residential neighborhoods shall be protected in transportation planning and operation.

Circulation on the site will minimize the impact on Coors Boulevard by providing ingress and egress off of a new access point from St. Joseph's Drive. The extension of Quaker Heights will provide a parallel route to Coors Boulevard, allowing residents to circulate north to south without adding traffic to the heavily travelled Coors Boulevard.

Policy II.B.5o: Redevelopment and rehabilitation of older neighborhoods in the Established Urban Area shall be continued and strengthened.

This request for a zone change will further the City's goal of redeveloping older neighborhoods. This highly visible proposed improvement along Coors Boulevard will improve the overall look of the corridor. It will take what is now a vacant parcel of land and provide a fully landscaped, attractive development.

Policy II.B.7a: Existing and Proposed Activity Centers are designated by a Comprehensive Plan map where appropriate to help shape the built environment in a sustainable development pattern, create mixed use concentrations of interrelated activities that promote transit and pedestrian access both to and within the Activity Center, and maximize cost-effectiveness of City services.

1. Review Zoning and other ordinances for revisions necessary to facilitate private development and redevelopment of mixed-use concentrations of housing and employment that supports transit and pedestrian activity.

The proposed development, funded by private investment, will help create a concentration of housing in close proximity to commercial and employment opportunities. The area's proximity to Coors Boulevard and the projected number of residents should boost transit ridership along this corridor.

Policy II.B.7i: Multi-unit housing is an appropriate use in Neighborhood, Community, and Major Activity Centers.

The site is proposed for multi-family and senior housing at an average density of approximately 24 dwelling units per acre.

Community and Urban Design

Policy II.C.9d: Development Projects within Community Activity Centers should contribute to the following:

2. Pedestrian linkages among uses in the Activity Center and connecting to surrounding neighborhoods.

The proposed Site Plan for Building Permit shows a cohesive pedestrian network within the development and linkages to the surrounding area, including to a transit shelter on Coors south of St. Joseph's Drive.

3. Buildings designed and arranged to reflect local architectural traditions, scale, height, massing, and setbacks appropriate to the community served by the Activity Center and that support public transit and pedestrian activity.

The Design Standards for the Site Plan for Subdivision propose an architectural style that draws from the surrounding area, including St. Pius High School campus and the Oxbow residential development on the east side of Coors. The proposed buildings are three stories in height, appropriate for a Community Activity Center.

Policy D: The applicant must demonstrate that the existing zoning is inappropriate because:

- (1) There was an error when the existing zone map was created, or
 - (2) Changed neighborhood or community conditions justify the change, or
 - (3) A different use category is more advantageous to the community, as articulated in the Comprehensive Plan or other City master plan, even though (1) or (2) above do not apply.
- *The proposed zone change conforms with the requirements of criterion (3) of Policy D and is supported by many goals and objectives of City/County Comprehensive Plan. The proposed zoning will result in a more diverse mix of uses in the area and provide medium density residential development in a Community Activity Center. A zone change to SU-3 for R-3 and C-2 uses is also advantageous for the community in the following ways:*
 - *Uses vacant land adjacent to existing City infrastructure*
 - *Redevelops a neighborhood in the Established Urban Area*
 - *Uses a site design that improves the quality of the visual environment*

Policy E: A change of zone shall not be approved where some of the permissive uses in the zone would be harmful to the adjacent property, the neighborhood, or the community.

The proposed development is fully supported by the current landowner OxbowTown Center, LLC, who still intends to develop the adjacent 26-acre parcel on the south side of St. Joseph's. The zoning request is essentially a request to revert to the zoning in place prior to 2007.

Policy F: A proposed zone change which, utilized through land development, requires major and unprogrammed capital expenditures may be:

- (1) Denied due to lack of capital funds, or
- (2) Granted with the implicit understanding that the City is not bound to provide capital improvements on any special schedule.

The proposed zone change will not require substantial expenditures on the City's part.

Policy G: The cost of land or other economic considerations pertaining to the applicant shall not be the determining factor for a change of zone.

The request for a zone change is not based upon the cost of the land

Policy H: Location on a collector or major street is not in itself justification of apartments, offices, or commercial zoning.

The request for SU-3 for R-3 and C-2 uses is based upon a larger rationale tied to the character of Coors Boulevard, the prior zoning, and the University of Albuquerque Sector Plan. Location on a collector or major street is not a factor in this request.

Policy I: A zone change request which would give a zone different from surrounding zoning to one small area, especially when only one premise is involved, is generally called a "spot zone." Such a change may be approved only when;

- (1) The change will clearly facilitate realization of the Comprehensive Plan and any applicable adopted sector development plan or area development plan, or
- (2) The area of the proposed zone change is different from surrounding land because it could not function as a transition between adjacent zones; because the site is not suitable for the uses allowed in any adjacent zones due to topography, traffic, or special adverse land uses nearby; or because the nature of structures already on the premises make the site unsuitable for the uses allowed in any adjacent zone.

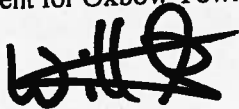
The zoning request is consistent with the overall intent and goals of the University of Albuquerque Sector Plan and the Westside Strategic Plan.

Policy J: Strip zoning. *Not applicable*

Based upon the rationale presented in this letter, we respectfully request approval of a Zone Map Amendment to SU-3 for R-3 and C-2 uses and an accompanying amendment to the University of Albuquerque Sector Plan. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700.

Sincerely,

Dekker/Perich/Sabatini
Agent for Oxbow Town Center, LLC



Will Gleason, AICP, LEED AP

June 28, 2012

 ■ Dekker/Perich/Sabatini

Mr. Doug Peterson
Chair, Environmental Planning Commission
City of Albuquerque Planning Department
600 2nd St. NW
Albuquerque, NM 87103

Re: Oxbow Town Center
Parcel B, University of Albuquerque Urban Center
Albuquerque, New Mexico, containing approximately 57 acres
Request for an Amendment to the University of Albuquerque Sector Plan and zone map
amendment to change the zoning on Parcel B
Request for approval of a Site Development Plan for Subdivision and for Building Permit
for Tract X1A2

Dear Mr. Peterson:

This letter is a request for approval of a Zone Map and Sector Plan Amendment from SU-3 for C-2 and O-1 Uses to SU-3 for R-3 and C-2 uses. The request also includes a new Site Plan for Subdivision and a Site Plan for Building Permit. The proposed 21.22 acre site at the northwest corner of Coors Boulevard and St. Joseph's Drive is part of Tract X1A2 as shown on Zone Atlas Page G-11-Z. The site is bordered by a ten acre church site on the west, single family residential on the north, and vacant land on the south.

A larger Site Plan for Subdivision that covered 48 acres on both sides of St. Joseph's Drive was submitted to the City in 2007. At the time, the entire 48-acre site was anticipated to be developed for regional commercial and office uses. This application went through EPC and DRB but did not receive final sign-off; the Site Plan for Subdivision was not "perfected" and the final plat was not approved. The zoning request that accompanied the 2007 submittal was recommended for approval by the EPC (Notice of Decision dated April 27, 2007, and approved at City Council (R-2007-112). This current re-zoning request is essentially a request to revert to the prior mixed-use zoning designation that allowed residential uses on the property.

Since the last EPC/DRB actions on this property, the market for retail development has changed considerably. The demand for new retail space has dropped and the demand for new office has all but disappeared. The primary justification for removing residential uses, the overcrowding condition of public schools in the area, has abated considerably. With the construction of new schools on the west side, Albuquerque Public Schools have "caught up" to the overcrowding condition.

The owners of the property have an offer from a reputable multi-family developer to create approximately 150 units of senior housing and 224 units of affordable, high quality apartments on the north side of St. Josephs. But this will require a zone change, essentially reverting to the zoning that was in place prior to the 2007 rezoning action.

■ ■ ■
architecture
interiors
landscape
planning
engineering

Project Description for Oxbow Town Center

June 28, 2012

Page 1 of 2

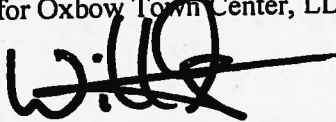
The proposed Site Development Plan for Building Permit and Site Development Plan for Subdivision have been developed in coordination with the larger proposed development in the area. Quaker Heights Rd. would connect to the north of the site and the intersection at St. Joseph's Drive would be designed to accommodate a future signalized intersection. Access off of Coors is not needed for this phase of work but a future connection point along Coors is integrated into the site plan.

We are requesting that the language in the University of Albuquerque Sector Plan that was amended in 2007 be changed to the following. *SU-3 for Church and related uses for approximately 10 acres; a minimum of approximately 15 acres shall be developed for R-3 and the balance of the property is to be developed as (C-2) commercial or (O-1) office.* This sector plan amendment would be accompanied by a zone map amendment reflecting the same zoning changes and corresponding to the accompanying replatting actions. The R-3 designation would be applied to two new tracts that are now part of Tract X1A2.

We respectfully request approval of a Zone Map Amendment to SU-3 for R-3 and C-2 uses and an accompanying amendment to the University of Albuquerque Sector Plan, along with approval of the Site Development Plan for Subdivision and Building Permit. If you have any questions or need clarification of anything contained herein, please contact me at 761-9700.

Sincerely,

Dekker/Perich/Sabatini
Agent for Oxbow Town Center, LLC

A handwritten signature in black ink, appearing to read "Will Gleason", with a long horizontal line extending from the end of the signature.

Will Gleason, AICP, LEED AP

**Oxbow Town Center, LLC
P.O. Box AA
Albuquerque, NM 87103**

June 26, 2012

Albuquerque Planning Department
P.O. Box 1293
Albuquerque, New Mexico 87103

Re: Zoning and Subdivision Actions; Appointment of Agent

Ladies and Gentlemen:

Oxbow Town Center, LLC is the owner of the following parcels (the "Property"):

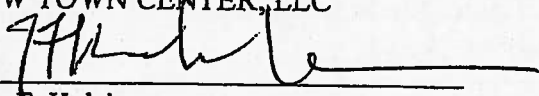
1. Tract X-1-A2, as the same is shown and designated on the plat entitled "PLAT OF TRACTS X-1-A1 & X-1-A2, UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, FEBRUARY 1998," filed in the Office of the County Clerk of Bernalillo County, New Mexico, on March 12, 1998, in Plat Book 98C, page 68.
2. Tract X-2-A, as the same is shown and designated on the plat entitled "AMENDED PLAT OF TRACTS X-2-A & X-2-B, THE UNIVERSITY OF ALBUQUERQUE URBAN CENTER, ALBUQUERQUE, BERNALILLO COUNTY, NEW MEXICO, JANUARY 1995," filed in the Office of the County Clerk of Bernalillo County, New Mexico, on July 10, 1995, in Plat Book 95C, page 250.

Oxbow Town Center, LLC is under contract to sell an approximately 15.2476 acre portion of the Property, designated as "Parcel H" on the Major Preliminary Plat of Oxbow Town Center (DRB Project# 1005357). The contract purchaser is DBG Properties LLC.

Please accept this letter as the appointment by the owner, Oxbow Town Center, LLC, of DBG Properties LLC and its architects and land use planners, Dekker/Perich/Sabatini, as the owner's agents for the purposes of (i) processing any zone changes, sector plan revisions and other land use planning applications with respect to the Property, and (ii) processing any subdivision plats and/or revisions to the Major Preliminary Plat of Oxbow Town Center. Thank you.

Sincerely,

OXBOW TOWN CENTER, LLC

By: 
Thomas F. Keleher
Managing Member